

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, December 18, 2006

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Ryan, G. Zimmer

Alternates present: C. Kusmer (7:06), B. Pociask

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:02 p.m.

#### Minutes:

12/04/06 – Hall MOVED, Holt seconded, to approve the Minutes of the 12/04/06 Meeting with a correction under Other Old Business Item 2 to read “Item tabled awaiting discussion scheduled for 12-18-06”. MOTION PASSED UNANIMOUSLY.

12/12/06 Field Trip - Holt MOVED, Gardner seconded, to approve the Minutes of the 12/12/06 Field Trip as written. MOTION PASSED with Favretti, Holt and Gardner in favor, all others disqualified.

#### Scheduled Business:

Zoning Agent's Report

Noted; no member comments.

Hirsch updated the Commission; Mr. Hall indicated that the trailers will be removed this week. Hirsch also noted that the foundation has been completed on the Eric Hall site.

C. Commissioner Kochenburger inquired about progress at the Paideia site. Hirsch said that he has received no complaints and that construction has stopped for the winter months. He is waiting to receive foundation as-built plans.

#### Other Old Business:

1. Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads,

EJK Properties LLC., Applicant, File #1252 (35 Days after IWA action)

Ed Pelletier of Datum Engineering, representing the applicant, updated the Commission that he has received two of three anticipated reports from the DEP. Padick noted a 12/12/06 letter from E. Pelletier, and a 12/15/06 memo from G. Padick, Director of Planning. Chairman Favretti noted that there were no questions from the audience and no further questions from Commissioners. The PZC cannot act until the IWA acts, and the IWA cannot act until the final DEP report is received. Favretti tabled this item pending IWA action.

2. Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road,

D+S Properties LLC., o/a, File #1253

Padick noted a 12/12/06 memo from Ed Pelletier of Datum Engineering; a 12/12/06 revised set of plans; a 12/13/06 memo from James Hooper of Windham Water Works;

and a 12/18/06 memo from G. Padick, Director of Planning. A brief discussion was held, and Chairman Favretti noted that there were no questions from the audience, and no further questions from Commissioners. Hall volunteered to draft a motion for the next meeting. Item was tabled.

3. Request for site modification, driveway at 452 Storrs Road, Home Selling Team, File #510-2

Mike Dilaj of Datum Engineering presented the Commission with three alternate concepts in response to the Commission's request to see other designs. Hall questioned Dilaj if the DOT would consider changing the timing of the light at Bassetts Bridge Road to alleviate backups. Holt feels layout #3 is the best because it involves the least amount of filling in the wetlands. After extensive discussion on all proposed schemes, Favretti noted that there were no questions from the audience and no further questions or comments from Commissioners. Goodwin requested a copy of the original approval in the next packet for members to view. Item was tabled.

4. Special Permit Application, Proposed Expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3

Item tabled – Public Hearing continued until 1/2/07.

5. Proposed rezoning from R-20 to PB-1, 93 Conantville Road, B. & C. McCarthy, o/a, File #1254

Item tabled – Public Hearing scheduled for 1/16/07.

6. Bonding/Subdivision Issues:

Item tabled.

7. 8-24 Referral Proposed acceptance of Jackson Lane-File #1231

Item tabled.

8. Potential Revisions to PZC/IWA Fee schedule

Item tabled.

9. Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions

Item tabled.

#### New Business:

1. Four Corners Area Sewer Study-Memo from Director of Planning

Padick summarized his memo and informed the Commission that Earth Tech would like to present their preliminary findings to the PZC at the January 16, 2007 meeting. Hall MOVED and Gardner seconded to meet with Earth Tech for a Four Corners Sewer Study presentation on 1/16/07. MOTION PASSED UNANIMOUSLY.

#### Reports of Officers and Committees:

None

#### Communications and Bills:

The agenda items were noted.

Holt MOVED, Plante seconded, to add to the Agenda under Communications and Bills a memo from the Director of Planning regarding an invoice from the Town Attorney. MOTION PASSED UNANIMOUSLY.

Goodwin MOVED, Holt seconded, that the Planning and Zoning Commission authorize the Director of Planning to take appropriate action to pay the Town Attorney's 12/18/06 Invoice for legal services provided. MOTION PASSED UNANIMOUSLY.

#### Public Hearing

PZC-proposed revisions to the Zoning Map and Zoning Regulations, file #907-29. Chairman Favretti opened the Public Hearing at 8:04 p.m. Present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Ryan, Zimmer, and Alternate Pociask. Alternate Kusmer disqualified himself. Gregory Padick, Director of Planning, read the Public Notice as it appeared in the Chronicle on 12/5/06 and 12/13/06, and read a 12/7/06 letter from WINCOG Regional Planning Commission. Padick also noted a 12/13/06 e-mail letter from J. Kaufman on behalf of the Conservation Commission and Open Space Preservation Committee; a 12/13/06 letter from Francis Pickering of 23 Hillside Circle; a 12/13/06 memo from the Agricultural Committee; a 12/13/06 letter from Attorney Olson of Murtha Cullina LLP, representing Bruce and Franca Hussey; a 12/14/06 letter from the Town Attorney; a 12/14/06 letter from Alexinia Baldwin, of 3 Charter Oak Square; a 12/15/06 memo from the Director of Planning; and a 12/18/06 letter submitted at the meeting from John and Charleen McGill of 11B Charter Oak Square.

Padick summarized the proposal to re-zone land south of Pleasant Valley Road from Industrial Park (IP) and Professional Office-3 (PO-3) to a new Pleasant Valley Design District zone (PVDD), and displayed the proposed zone on an aerial map. At this time Favretti noted that there have been written requests to keep the Public Hearing open until the January 2, 2007. He noted that any testimony given tonight will be on the record, and does not need to be repeated for the January 2, 2007 continuation of the Public Hearing. Favretti stated that anyone who submitted letters need not read them at this hearing as they are part of the record and have been distributed to all members of the Commission.

Edward Clark, of Lebanon Square at Freedom Green, expressed concern that the road conditions in and around the subject area are already narrow, windy, and bumpy. Clark feels the Town should address this issue prior to proposing a zone change that would greatly increase the already high traffic in the area. He stated that fire and police protection should be considered before increasing housing in this area, and that the agriculture there should be preserved.

Jeanne Mott, of 169 Pleasant Valley Road, expressed concern that such a large population increase will create a financial hardship for retirees. She fears taxes will go up because of the increased number of children that will be enrolled in the school system. She also expressed concern that roads in this area are inadequate for any increase in traffic or population.

Alexinia Y. Baldwin, of 3 Charter Oak Square at Freedom Green, questioned the potential number of housing units in the area and the impact this will have on the value of existing housing. Baldwin is concerned about low income housing units and would like to see more specific requirements to prevent over-development. She also expressed concern for the impact on the agricultural land and the potential traffic problems.

Catherine White, of Fort Griswold Lane at Freedom Green, questioned the maximum number of housing units that could be proposed. Padick responded that a preliminary review showed there could be approximately 300-400 housing units.

Carl Kusmer, of Patriot Square at Freedom Green and an Alternate Member of PZC, approached the Commission to express his concerns. Chairman Favretti consulted with Padick who asked Kusmer to defer his comments until Padick could check with the Town Attorney on the appropriateness of a Commission member who has disqualified himself but then wants to speak on the issue before the Commission.

Jim Stearns, abutting property owner on the north side of Pleasant Valley Road, questioned Padick if any of the land involved affects any property owners other than the Husseys. Padick named the few property owners that are directly affected by the proposed zone change, and offered to meet separately with any neighboring property-owner who would like to discuss concerns further.

Jean Meddick, of 7-A Charter Oak Square at Freedom Green, was worried about the impact that the increase in traffic will have on this area and the dangerous road conditions that already exist. She also feels that adding low income housing to town is not beneficial and will have a negative impact on the school system. Meddick also questioned the owner's reason for initiating this zone change. Padick stated that the Town is the one who initiated the zone change.

Adrienne Marks, of 19 Patriot Lane at Freedom Green, stated that people move to this area because they love the country atmosphere, and she hopes that the PZC will preserve the essence of this land. Marks also expressed concern that any additional development will have a negative impact on the families in the area and the safety of the roads. She suggested that the structures built be 2 stories high, versus 3 stories, which would help to preserve the country aspect.

Michael Taylor, 12 Stonemill Road in Storrs, felt the country character of the community should be preserved, but he also felt that more dense housing is needed. He would not like to see any large-lot, grid-type development here, because of the water and sewer services that can be extended from Windham. This zone change will get the Town to its next level of growth with responsibility and balance. In conclusion, he commended the Commission for a sensitive plan.

Curt Hirsch, Zoning Agent, asked Padick to restate and clarify the current zone classification and what is permitted. Hirsch felt that the audience was not aware that the current zoning classification allows a broader range of uses than what is being proposed. Padick listed these uses.

Larry Mott, of Pleasant Valley Road, expressed concern about the impact the increase in traffic will have on the already poor roads. He felt that a Multi-Family Zone would be better suited at the junction of Routes 44/32.

Edward Clark, of Lebanon Square at Freedom Green, re-emphasized that he would like to see the roads upgraded to adequately support existing development before new growth is contemplated.

Robin Chesmer, one of the property owners who will be affected by the zone change, asked for clarification on the 100' setback which he felt would not be practical. He expressed his concern about several issues including affordable housing, and that stipulation may make it difficult to sell or use his land.

Michael Dilaj, of Datum Engineering on Conantville Road, noted that case law indicates that the Town needs to notify the individual condo owners at Freedom Green, and Padick replied that the every condo owner within 500 feet was notified.

Favretti noted at 8:55 p.m. that there were no further comments from the public or Commission members. Kochenburger MOVED, Gardner seconded, to continue the Public Hearing to Tuesday, January 2, 2007. MOTION PASSED UNANIMOUSLY.

Adjournment:

Favretti declared the meeting adjourned at 8:58 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary